



Entered on Docket
October 20, 2009

A handwritten signature in black ink, appearing to read "Hon. Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

LEONEL A. ARGUETA ,

Debtor(s).

Bankruptcy Case No. BK-S-09-24152-mkn
Chapter 7

WACHOVIA MORTGAGE, FSB, FKA
WORLD SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY
Date: October 7, 2009
Time: 1:30 P.M.

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1 A hearing on Secured Creditor Wachovia Mortgage, FSB, fka World Savings
2 Bank, FSB's Motion for Relief From the Automatic Stay came on regularly for hearing in the
3 United States Bankruptcy Court before the Honorable Mike K. Nakagawa.

4 The court having duly considered the papers and pleadings on file herein and
5 being fully advised thereon and finding cause therefor:

6 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

7 The automatic stay of 11 United States Code section 362 is hereby immediately
8 terminated as it applies to the enforcement by Movant of all of its rights in the real property
9 under the Note and Deed of Trust encumbering the real property commonly known as 3859
10 Almondwood Drive, Las Vegas, Nevada 89120-1447 ("Real Property"), which is legally
11 described as:

12 LOT EIGHT (8) IN BLOCK TWO (2) OF
13 ENCORE PARADISE VALLEY UNIT NO. 1, AS
14 SHOWN BY MAP THEREOF ON FILE IN BOOK
15 14 OF PLATS, PAGE 84, IN THE OFFICE OF
THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

16 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
17 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
18 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
19 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
20 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
21 bankruptcy case.

22
23 APPROVED/DISAPPROVED
24

25 _____
LENARD E. SCHWARTZER
26 TRUSTEE

27 /./.
28 /./.

1 ALTERNATIVE METHOD re: RULE 9021:

2 In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

3 The court has waived the requirement of approval under LR 9021.

4 No parties appeared or filed written objections, and there is no trustee appointed in the
5 case.

6 I have delivered a copy of this proposed order to all counsel who appeared at the hearing,
7 any unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
8 and each has approved or disapproved the order, or failed to respond, as indicated below [list
9 each party and whether the party has approved, disapproved, or failed to respond to the
10 document]:

12 Approved. - Debtor(s)/Debtor(s)' Attorney/Trustee

13 Disapproved. - Debtor(s)/Debtor(s)' Attorney/Trustee

14 Failed to respond. - Trustee

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17 Submitted by:

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